





### Property Description

This attractive Victorian-style two-bedroom home is offered in excellent condition throughout, showcasing a thoughtful balance of period character and modern updates. From the moment you step through the entrance porch, the home's well-maintained interior and inviting atmosphere are immediately apparent. The ground floor features two generous reception rooms-both tastefully decorated and boasting well-preserved architectural details that enhance the home's charm. The lounge provides a warm and comfortable space for everyday living, while the dining room offers ample room for family meals and entertaining. The kitchen is in good, well-kept condition, fitted with practical workspaces and storage. Completing the ground floor is a modern family bathroom, finished to a contemporary standard and maintained to a high level. Upstairs, the property offers two spacious double bedrooms, both presented in very good condition. Externally, the home continues to impress with a mature, enclosed rear garden that has been well tended over the years. It offers a private and serene outdoor space, perfect for relaxing, gardening, or entertaining during warmer months. Overall, this property has been lovingly maintained and is ready for its next owners to enjoy.

### Ground Floor Accommodation Entrance Porch

Double glazed door to the front aspect.  
Access to the dining room

### Dining Room

13' 1" x 9' 11" ( 3.99m x 3.02m )  
Double glazed window to front aspect. Door to lounge.

### Lounge

13' 2" x 11' ( 4.01m x 3.35m )  
Double glazed window to rear aspect. Stairs rising to first floor accommodation. Under stairs storage cupboard. Door to the kitchen. Television point. Open fire place.



### Bathroom

Two obscure double glazed windows to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin with vanity and panelled bath with mixer tap and shower over. Tiling to water sensitive areas. Radiator.

### First Floor Accommodation First Floor Landing

Access to loft space. Doors to bedrooms.

### Bedroom One

13' 2" x 10' 11" ( 4.01m x 3.33m )  
Double glazed window to rear aspect.  
Airing cupboard. Radiator.

### Bedroom Two

13' 2" x 10' ( 4.01m x 3.05m )  
Double glazed window to rear aspect.  
Airing cupboard. Radiator.

### External Features

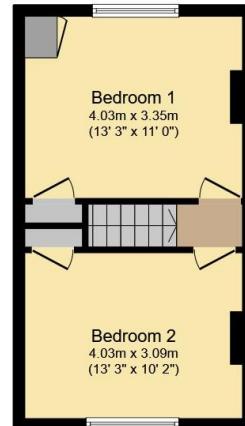
### Rear Garden

Fenced boundaries. Laid to lawn and patio. Mature trees.





**Ground Floor**



**First Floor**

Total floor area 70.6 m<sup>2</sup> (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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Property Ref: SDN314336 - 0004